

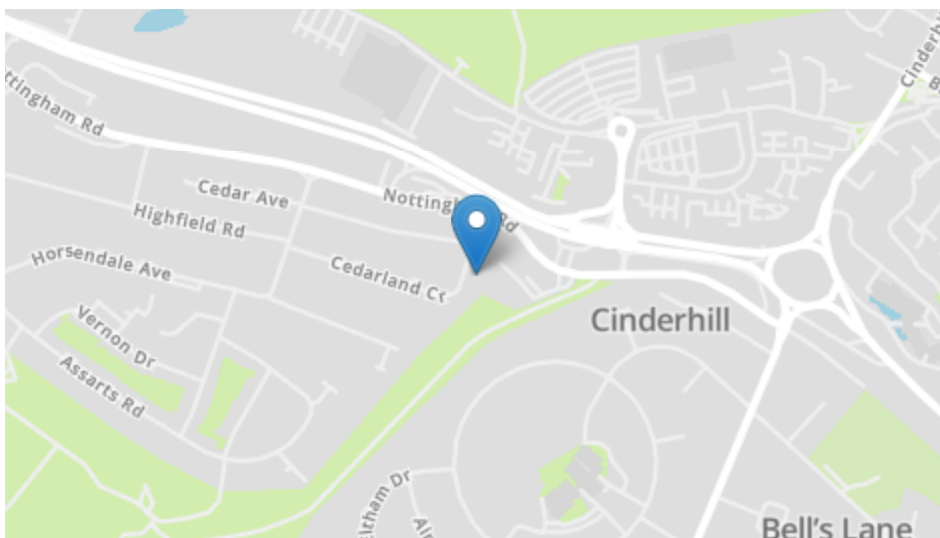
Cedarland Crescent, Nuthall, NG16 1AG

Guide Price £300,000



Cedarland Crescent, Nuthall, NG16 1AG

Guide Price £300,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27546913

- Traditional Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Downstairs WC
- Off Road Parking
- Rear Garden with Outdoor Office/Garden Room
- Excellent Road & Public Transport Links Including Tram
- Favoured School Catchments

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** GUIDE PRICE £300,000 - £325,000 *** The Horsendale area of Nuthall is always popular due to its excellent transport links with bus, tram & M1, but families particularly appreciate the favoured school catchments. This 3 bed detached is well presented throughout and has the added benefit of a versatile garden room. In brief, the accommodation comprises: entrance hall, downstairs wc, spacious lounge open to dining room, kitchen with separate utility (external access). The upstairs landing leads to 3 good size bedrooms & family bathroom. Outside, the appealing lawned rear garden has a good size patio and a great garden room which could be used for a variety of purposes, including additional storage space. A block paved driveway to the front leads to a car port running alongside the property to provide good off street parking. With Nottingham City Centre within 4 miles away, it is barely a 20 minute commute, whilst there is easy access to a wide range of shops & amenities in the nearby towns just a 5 minute drive away. This one is already proving popular, so call our team now to arrange a viewing before it's too late!

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, uPVC double glazed window to the side, radiator, stairs to the first floor, under stairs storage, wood effect laminate flooring and doors to the lounge diner and kitchen.

Lounge

3.83m x 3.42m (12' 7" x 11' 3") UPVC double glazed window to the front, radiator and open to the dining room.

Dining Room

3.42m x 3.2m (11' 3" x 10' 6") Radiator and French doors to the rear garden.

Kitchen

3.2m x 2.72m (10' 6" x 8' 11") A range of matching wall & base units, work surfaces incorporating and inset stainless steel sink & drainer unit. Integrated appliances to include: waist height double electric oven, 5 ring gas hob with extractor over, fridge freezer and dishwasher. Tiled flooring, radiator and door to the side.

First Floor

Landing

UPVC double glazed window to the front, radiator, built in storage cupboard, access to the attic (partly boarded), radiator and doors to all bedrooms and family bathroom.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mettler 02/24

Bedroom 1

3.85m x 3.42m (12' 8" x 11' 3") UPVC double glazed window to the front and radiator.

Bedroom 2

3.41m x 3.2m (11' 2" x 10' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.78m x 2.15m (9' 1" x 7' 1") UPVC double glazed window to the rear and radiator.

Family Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs, whilst a block paved driveway and car port running alongside the property provides ample off road parking. There is an integrated utility room to the side of the property with plumbing for washing machine and housing the combination boiler. The rear garden comprises a paved patio, timber decking seating area with timber built garden room. A turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.